



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	79

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Prince Street, Rochdale, OL16 5LL

### Offers Over £165,000

#### SPACIOUS FAMILY HOME IN THE HEART OF ROCHDALE

Welcome to this charming terraced house located on Prince Street in the heart of Rochdale. This multi-story family home boasts plenty of space, making it ideal for a large family looking for a new place to call home.

As you step inside, you'll be greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there's ample space for everyone to have their own sanctuary within the house.

The modern decor throughout the property gives it a fresh and inviting feel, making it easy to envision yourself living here. The easy access to local amenities ensures that everything you need is just a stone's throw away, adding convenience to your daily life.

Don't miss out on the opportunity to own this wonderful family home in Rochdale. Book a viewing today and see for yourself the potential this property holds for you and your family.

If you would like any further information or have any questions at all please feel free to contact our Rochdale branch at your convenience.

# Prince Street, Rochdale, OL16 5LL

## Offers Over £165,000



- Tenure Leasehold
- On Street Parking
- Two Reception Rooms
- Easy Access To Major Commuter Routes

- Council Tax Band A
- Mid Terraced Property
- Ideal Family Home

- EPC Rating D
- Four Bedrooms
- Enclosed Rear Yard

### Ground Floor

#### Entrance

UPVC door to hall.

#### Hall

14' x 3' (4.27m x 0.91m)

Central heating radiator, coving, ceiling rose, laminate floor, doors to reception room one, reception room two and stairs to first floor.

#### Reception Room One

10'10 x 10'3 (3.30m x 3.12m)

UPVC double glazed window, central heating radiator, coving, ceiling rose and laminate floor.

#### Reception Room Two

13'10 x 12'6 (4.22m x 3.81m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, storage, stairs to the cellar and door to kitchen.

#### Kitchen

9'11 x 6'6 (3.02m x 1.98m)

Two UPVC double glazed windows, range of wall and base units, laminate work tops, freestanding oven, extractor fan, tiled splash backs, plumbed for washing machine, space for fridge, combi boiler, stainless steel sink and drainer with mixer tap, laminate floor and UPVC door to rear.

#### Cellar

13'5 x 10'8 (4.09m x 3.25m)

UPVC double glazed frosted window, central heating radiator, space for fridge freezer, laminate wall and base units, laminate work tops and meter access.

### First Floor

#### Landing

13'9 x 5'6 (4.19m x 1.68m)

Coving, smoke alarm, doors to bedroom one, bedroom two, bathroom and stairs to second floor.

#### Bedroom One

13'4 x 10'11 (4.06m x 3.33m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Two

9'7 x 7'6 (2.92m x 2.29m)

UPVC double glazed window, central heating radiator and coving.

#### Bathroom

9'6 x 5'10 (2.90m x 1.78m)

UPVC double glazed frosted window, central heating towel radiator, vanity top wash basin with mixer tap, dual flush WC, panelled bath with mixer tap and overhead direct feed overhead shower, tiled elevation and tiled floor.

### Second Floor

### Landing

4'10 x 2'8 (1.47m x 0.81m)

Coving, door to bedroom three and bedroom four.

### Bedroom Three

13'8 x 9'8 (4.17m x 2.95m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Four

11'10 x 8'8 (3.61m x 2.64m)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

### External

#### Front

Paved courtyard.

#### Rear

Paved yard with gate to shared access road.

